

**MINUTES OF MEETING
CREEKSIDE AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Creekside at Twin Creeks Community Development District held a Regular Meeting on April 23, 2024 at 12:15 p.m., at the Beachwalk Clubhouse, 100 Beachwalk Club Drive, St. Johns, Florida 32259.

Present were:

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|--------------------------------|---------------------|
| John Kinsey | Chair |
| Bryan Kinsey | Vice Chair |
| Jared Bouskila (via telephone) | Assistant Secretary |
| James Hagan | Assistant Secretary |
| Andrew Sturm | Assistant Secretary |

Also present:

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|----------------------------|-----------------------------------|
| Daniel Rom | District Manager |
| Kristen Thomas | Wrathell, Hunt and Associates LLC |
| Mark Watts (via telephone) | District Counsel |

Residents present:

| | | | |
|-------------|----------------|-----------------|----------------------|
| Lisa Ginter | Richard Amnott | David DeLancett | David Goldberger |
| James Slack | Marc Garcia | Todd Friedman | Sriikiran Gorogubecu |
| Olga Copson | Keith Hallman | Joe Wisnewsky | |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Rom called the meeting to order at 12:18 p.m. Supervisors Bryan Kinsey, John Kinsey, Sturm and Hagan were present. Supervisor Bouskila attended via telephone.

SECOND ORDER OF BUSINESS

Public Comments

Mr. Rom explained the protocols for public comments.

Resident Richard Amnott stated his backyard has been soaking wet ever since he purchased the home four years ago and, although French drains were installed, the issues

persist. He asked for the Board’s help figuring out how to best resolve this issue. A Board Member stated the flooding is related to a clogged drain and a broken water main. The District Engineer inspected the area and noted three or four items causing the drainage issues behind homes on Sweet Oak Way; he will be asked to provide an update at the next meeting. Mr. Rom stated District Staff will check the map to determine if the CDD or the HOA is responsible for the repairs.

Resident Todd Friedman stated a pop-up in his back yard is clogged, which was subsequently inspected by the District Engineer and asked for an update. Mr. Rom stated a proposal was obtained for the cleanout.

Resident Lisa Ginter reported that the pavers near her home are discolored due to sediment coming from the irrigation and there is an ongoing sewage odor in her laundry room. Plumbers and City Officials directed her to the Developer, the HOA or the CDD. A Board Member suggested Ms. Ginter contact Pulte, the builder, regarding the pavers and the odor.

THIRD ORDER OF BUSINESS

Discussion/Consideration Item(s)

A. Discussion: Donation of Signage to Install on CDD Owned Tracts

Mr. Rom presented email communications from District Counsel regarding the donation of signage for CDD-owned tracts. The initial request was for “Kids at Play” type signage. Mr. Watts stated the Board can adopt a signage donation policy and consider adopting rules and regulations regarding the nature of the signs, the material used and installation specifications. If the Board is amenable, Staff can draft rules for the Board to adopt.

Mr. Sturn stated he would not mind donating funds to have signs installed. He asked if a stop sign can be installed at the intersection of Herring Oaks Drive and Silver Sage Lane, as it is near the playground and vehicles tend to speed in the area.

Discussion ensued regarding road ownership, the speed limit, the County, the HOA, the type of signage to be installed and costs.

On MOTION by Mr. Hagan and seconded by Mr. Bryan Kinsey, with all in favor, directing Staff to draft and present proposed Rules related to installation of non-standard road signage, was approved.

B. Consideration: Erosion Control Proposals

Mr. Rom recalled discussions at the previous meeting regarding erosion concerns in five locations; namely, 432 Sweet Oak Way, 269 and 245 Silver Reef Lane, 590 Broomsedge Circle, 284 Silver Reef and 79 Fellbrook Drive. The Board directed Management and the District Engineer to inspect each area and obtain proposals.

Mr. Rom presented a synopsis of each location, including photographs of the areas, field notes taken and corresponding proposals from East Coast Construction Company, for each repair. The consensus was to review each location individually and consider repair options after all five locations are reviewed.

Discussion ensued regarding Staff’s findings at each location, the quotes, responsibility for the repairs, the pooling issue, 79 Fellbrook Drive, cause of the issues, the District Engineer’s recommendations, cost-sharing between the CDD and the HOA to resolve Item #5, reserves and a funding source.

Staff will obtain additional information regarding 79 Fellbrook Drive and include it on the next agenda.

Mr. John Kinsey exited the meeting at 12:53 p.m., and returned at 12:56 p.m.

On MOTION by Mr. Bryan Kinsey and seconded by Mr. Hagan, with all in favor, the CDD-specific proposals from East Coast Construction Company, authorizing the District Manager and Vice Chair to evaluate the funding opportunities to facilitate erosion/drainage repairs in the current or next fiscal year’s budget and authorizing District Counsel to draft agreements for all the proposals, were approved.

I. Letter to Lennar Homes Regarding Drainage Discharge Leading to Stormwater Pond Erosion

Mr. Rom presented the letter to Lennar Homes regarding drainage discharge leading to stormwater pond erosion for ratification. Mr. Rom will confirm with the District Engineer that the work was done appropriately.

On MOTION by Mr. Bryan Kinsey and seconded by Mr. John Kinsey, with all in favor, the Letter to Lennar Homes Regarding Drainage Discharge Leading to Stormwater Pond Erosion, was ratified.

C. Miscellaneous Matters

A Board Member stated resident Chris Bretton, who is not present, asked him to inquire about which entity is responsible for maintenance of the extension pond and about the status of the lake behind 52 Silver Reef that did not have any drainage or irrigation installed. The thought is that the lake is starting to change shape because there is no plant material holding the banks together. The Board’s consensus was to have the District Engineer inspect the lake behind Silver Reef.

A resident asked about the dock or dock house. A Board Member stated the dock will be addressed later in the meeting.

A Board Member asked about pool renovations, pavers and/or cracks that need to be re-opened and re-sealed every few years. Mr. Rom stated those items are not CDD responsibilities; the responsibility falls on the Developer or the HOA.

Discussion ensued regarding a drain that collapsed in a pond on Sweet Oak Way.

Mr. Sturn stated, if the Developer does not commence work on the lake house, he would like District Counsel to take action, and have something started. Mr. John Kinsey stated it is not the position or the role of the CDD to get involved in disputes between the Developer and homeowners, with regard to property that is not part of the CDD, and the recreational lake is not part of the CDD. Mr. Watts voiced his agreement with Mr. John Kinsey.

FOURTH ORDER OF BUSINESS

Consideration: Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the St. Johns County Supervisor of Elections to Conduct the District’s General Elections; Providing for Compensation; Setting forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date

Mr. Rom presented Resolution 2024-01 and read the title. Seats 1 and 2, currently held by Mr. John Kinsey and Mr. Bryan Kinsey, respectively, will be up for election in November. The candidate qualifying period is noon, June 10, 2024 through noon, June 14, 2024.

On MOTION by Mr. Hagan and seconded by Mr. Bryan Kinsey, with all in favor, Resolution 2024-01, Implementing Section 190.006(3), Florida Statutes, and Requesting that the St. Johns County Supervisor of Elections to Conduct the District’s General Elections; Providing for Compensation; Setting forth the Terms of Office; Authorizing Notice of the Qualifying Period; and Providing for Severability and an Effective Date, was adopted.

FIFTH ORDER OF BUSINESS

Ratification of Tree Amigos Outdoor Services Quote #201949 for Enhancements (Tree Enhancements)

Mr. Rom presented Tree Amigos Outdoor Services Quote #201949 for tree enhancements.

On MOTION by Mr. John Kinsey and seconded by Mr. Hagan, with all in favor, Tree Amigos Outdoor Services Quote #201949 for tree enhancements, in the amount of \$675, was approved.

SIXTH ORDER OF BUSINESS

Update: Required Ethics Training/Disclosure Filing

- **Sample Form 1 2023/Filing Instructions**

Mr. Rom presented a Memorandum reminding the Board Members about the ethics training requirement and Form 1 filing instructions.

SEVENTH ORDER OF BUSINESS

Consent Agenda Items

- A. Acceptance of Unaudited Financial Statements as of March 31, 2024**
- B. Approval of November 1, 2023 Regular Meeting Minutes**

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the Consent Agenda Items, as presented, were accepted and approved, respectively.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Cobb Cole

Mr. Watts will follow up on the erosion matter at 79 Fellbrook Drive and draft agreements for the erosion proposals.

B. District Engineer: Prosser, Inc.

There was no report.

C. Field Operations Liaison

Mr. Rom stated there is no Field Operations Liaison.

D. District Manager: Wrathell, Hunt and Associates, LLC

- **NEXT MEETING DATE: May 28, 2024 at 12:15 PM.**
 - **QUORUM CHECK**

The May 28, 2024 meeting was canceled. Mr. Rom will poll the Board to determine if a meeting can be scheduled later that week or the following week.

NINTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

TENTH ORDER OF BUSINESS

Public Comments

Resident Srikiran Gorogubecu stated he is dealing with a serious drainage issue resulting from the new phase that was recently completed. The area was not cleared of leftover construction debris.

Discussion ensued regarding the drainage issues and the debris on Heron Oaks.

The District Engineer will be asked to inspect the area in question and provide an update at the next meeting.

Resident Olga Copson asked about mosquito control and noted multiple dead trees in the preserves behind her home. Mr. Rom urged Ms. Copson take photos of the trees and email them to his attention. Mr. Hagan stated the County sprays the area twice per year for mosquitos but residents can ask the Anastasia Island Mosquito Control District to spray their property. He will email a link to Ms. Copson.

A resident asked about deterring speeders. Mr. Hagan recommended contacting the St. Johns County Sheriff's office to report speeders; the CDD can only send an e-blast.

A resident suggested Management wear name tags for identification purposes.

In response to Ms. Ginter's questions, a Board Member stated that the County is responsible for the pothole outside of the development, electric bikes are allowed on neighborhood sidewalks and the District Engineer will look into having radar signs installed on the main road with the HOA.

A resident voiced their opinion that there are too many trees on Switch Grass Road, which they believe is a safety hazard. A Board Member stated the County or the HOA is responsible for tree removal.

Resident James Slack asked who built the pool and if there is a warranty, as it has cracks. A Board Member stated, although the pool is not a CDD matter, it will be addressed.

Mr. Amnott asked how residents can be assured that all the repairs will be done, given that the Developer will be leaving the CDD. A Board Member stated, even if the Developer leaves the CDD, they will still be responsible for certain repairs, even if they are no longer on the premises. Mr. Rom stated, as it pertains to the CDD and the infrastructure, the improvements are backed by the Engineer's Report and, ultimately, once a project is completed, it is certified complete; however, there is a Completion Agreement in place up until that point.

Discussion ensued about the Developer's warranty, Florida Law, the HOA, transition from a Developer to a resident-controlled Board and the stop sign at Heron Oaks.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. John Kinsey and seconded by Mr. Bryan Kinsey, with all in favor, the meeting adjourned at 1:33 p.m.


Secretary/Assistant Secretary


Chair/Vice Chair